

BOARD MEMBERS

Robert E. Thomas

Chairperson
Council District 5

Vivian Teague

Vice Chairperson
Council District 2

Robert G. Weed

Council District 1

Elois Moore

Council District 3

Jacqueline Grant

Council District 4

Debra T. Walker

Council District 6

Anthony Sherman

Council District 7



JAMES W. RIBBRON

Director

City of Detroit
Board of Zoning Appeals
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In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4),
The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web.
We encourage the public to use one of the following:

The Telephone Numbers Are:

(312) 626-6799 or (929) 436-2866, Meeting ID: 571 081 730.

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/571081730?pwd=c1UvYUtwVlBUNmhIaitZbVdrTGk5dz09>,

Meeting ID: 571 081 730 and meet ID: 376542

If you need additional information regarding this meeting, our director
James Ribbron can be reached at (313) 939-1405.

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **June 23, 2020** by way of Zoom.

Chairperson of the Board Thomas called the meeting to order and Director Ribbron called the roll at 9:00 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert E. Thomas, Board Member
- (2) Vivian Teague, Board Member
- (3) Elois Moore, Board Member
- (4) Debra T. Walker, Board Member
- (5) Robert G. Weed, Board Member
- (6) Anthony Sherman, Board Member

BOARD MEMBERS ABSENT:

- (1) Jacqueline Grant, Board Member

MINUTES:

Board Member Teague made a motion to approve the minutes for June 16, 2020 with any corrections.

Affirmative: Mr. Thomas, Weed
Ms. Moore, Teague, Walker
Negative: None

PROCEDURAL MATTERS:

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.
- (C) A motion was made, seconded, and carried that the recorded transcript of the proceedings of the various hearings, furnished by **BZA Staff**, be made part of the **MINUTES**.

10:15 a.m. **CASE NO.:** 11-20 aka BSEED SLU2020-00011

APPLICANT: DANY HAMANA

LOCATION: 10001 W. Seven Mile Rd. between Kentucky and Ilene in a B2 Zone (Local Business and Residential District)- City Council District #2

LEGAL DESCRIPTION OF PROPERTY: S SEVEN MILE RD 40 THRU 37 E 10 FT 36 EXCEPT SEVEN MILE ROAD AS WD HOPPERS COLLEGE PARK SUB L47 P70 PLATS, W C R 16/407 107 X 86.16A

PROPOSAL: Dany Hamana request permission to expand or modify a non-conforming Gas Station (Permit #200404 August 25, 1932) by building a new non-conforming Gas Station w/Canopy in a 544 sq. ft. building, a 592 sq. ft. addition on a 9,202 sq. ft. in a B2 Zone Local Business and Residential District. This case is appealed because a public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion or intensification of a nonconforming use, subject to Section 50-15-27 of this Code, provided, that nonconforming adult uses shall not be considered for expansion or intensification. See Section 50-3-505 of this Code; (1) Any increase in the gross floor area of a building that houses a nonconforming use shall be deemed an expansion of the nonconforming use. Any increase in the area of a zoning lot where a nonconforming use is located shall be deemed an expansion of the nonconforming use;(2) Any change to the site plan of a nonconforming use involving a structure; loading is in the alley but there is no rear door, missing dumpster, no right of way screening, does not meet the lot area of 16,000sq. ft. setback not 10 ft. from property line. (Sections 50-15-7 - Board of Zoning Appeals, 50-15-26 - Expansion or intensification of nonconforming uses and 50-15-27. - Required findings.)AP

ACTION OF THE BOARD: Mr. Weed made a motion to adjourn this case without fee and without date for P&DD to do a proper site plan review. Seconded by Mr. Weed

Affirmative: Mr. Sherman, Thomas, Weed
Ms. Teague, Moore, Walker

Negative:

ADJOURNED WITHOUT FEE AND WITHOUT DATE

11:15 a.m. CASE NO.: 12-20 aka BSEED SLU2019-00079

APPLICANT: MATTHEW WARD

LOCATION: 22100 Grand River between Redford and Cooley in B4 Zone (General Business District)- City Council District #1

LEGAL DESCRIPTION OF PROPERTY: N GRAND RIVER ALL THAT PART OF S E 1/4 OF SEC 9 T 1 S R 10 E DESC AS FOLS BEG AT A PTE IN N LINE OF GRAND RIVER AVE 120 FT WD BG ALSO IN W LINE OF REDFORD AVE 66 FT WD TH N 61D W 50.15 FT ALG SD N LINE TH N 28D 56M 40S E 74 FT TH N 61D W 78.84 FT TH N 28D 56M 30S E 109.18 FT TH S 61D E 106.36 FT TH S 22D 04M 20S W 184.56 FT ALG W LINE OF REDFORD AVE TO P O B 22/--- 50.15 IRREG

PROPOSAL: Matthew Ward appeals the decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00079) which DENIED the establishment of a Minor Motor Vehicle Repair Facility in an existing 7,092 sq. ft. bldg. in a B4 Zone General Business District. This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; USE denied; the applicant was illegally storing used tires outside, illegal sale of used tires is not permitted in a B4 zoning district, the subject property was in violation of several property maintenance codes, failure to obtain a certificate of compliance, absence of a masonry dumpster, parking is deficient and the 5 ft. walkway is missing; the conditional use will be injurious to the use and enjoyment of other properties and adversely aggravate any pre-existing conditions in the surrounding area. (Sections 50-15-7 - Board of Zoning Appeals, 50-15-26 - Expansion or intensification of nonconforming uses and 50-15-27. - Required findings.)AP

ACTION OF THE BOARD: Mr. Weed made a motion to **Reverse the BSEED Decision to allow** establishment of a Minor Motor Vehicle Repair Facility in an existing 7,092 sq. ft. bldg. in a B4 Zone General Business District. Seconded by Mr. Thomas

Affirmative: Mr. Thomas Weed, Sherman
Ms. Walker

Negative: Ms. Teague, Moore

BSEED DENIAL REVERSED. USE GRANTED

ACTION OF THE BOARD: Board Member Walker made a motion to schedule BZA Training for July 14, 2020 9:00 a.m. to 12:00 p.m. Seconded by Ms. Teague.

Affirmative: Mr. Thomas Weed
Ms. Walker, Teague, Moore

Negative:

BZA TRAINING SCHEDULED FOR JULY 14, 2020

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.

There being no further business to be transacted, Board Member Walker motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 12:56 P.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to read 'JWR', with a large, stylized flourish at the end.

JAMES W. RIBBRON
DIRECTOR

JWR/atp